

**RECORD OF PROCEEDINGS
PUEBLO COUNTY PLANNING COMMISSION
WEDNESDAY, APRIL 20, 2022
COMMISSIONERS' CHAMBERS AT PUEBLO COUNTY COURTHOUSE
215 WEST 10TH STREET, PUEBLO, COLORADO**

ROLL CALL AND DECLARATION OF QUORUM

Commissioners Present: Richard Arko, Tari Colletti, Kiera Hatton, Judy Leonard, Brad Lisac, Michael Schuster, Stephen Varela, and John Wark.

Commissioners Absent: Elizabeth Gladney.

Staff Present: Carmen Howard, Director; Gail L. Wallingford-Ingo, Deputy Director; Meric Peters, Planner I; and Sandra Smith, Office Support Services IV.

Others Present: Marci Day, Assistant Pueblo County Attorney; and Dominga Jimenez-Garcia, General Services Engineer, Pueblo County Engineering and Public Works Department.

Chair Leonard called the Pueblo County Planning Commission meeting to order at 5:30 p.m.

The following roll call attendance was taken:

Mr. Arko--present.
Ms. Colletti--present.
Ms. Gladney--absent.
Ms. Hatton--present.
Mr. Lisac--present.
Mr. Schuster--present.
Mr. Varela--present.
Mr. Wark--present.
Chair Leonard--present.

APPROVAL OF APRIL 20, 2022 AGENDA

Mr. Varela motioned to approve the agenda of the April 20, 2022 meeting as mailed. Mr. Wark seconded the motion.

The following roll call vote was taken:

Mr. Arko--aye.
Ms. Colletti--aye.
Ms. Hatton--aye.
Mr. Lisac--aye.
Mr. Schuster--aye.
Mr. Varela--aye.
Mr. Wark--aye.
Chair Leonard--aye.

The motion carried unanimously.

APPROVAL OF MARCH 16, 2022 MINUTES

Mr. Shuster motioned to approve the minutes of the March 16, 2022 meeting as mailed. Mr. Wark seconded the motion.

The following roll call vote was taken:

Mr. Arko--aye.
Ms. Colletti--aye.
Ms. Hatton--aye.
Mr. Lisac--abstain.
Mr. Schuster--aye.
Mr. Varela--aye.
Mr. Wark--aye.
Chair Leonard--aye.

The motion carried by a 7 to 1 vote with Mr. Lisac abstaining.

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CHAIRPERSON'S REPORT

None.

DIRECTOR'S REPORT

The Director's Report was presented by Ms. Carmen Howard. She requested the staff memorandums be made a part of the record of proceedings.

(a) Acceptance of Map Amendments and Planned Unit Developments--None.

(b) Correspondence--None.

(c) Continuances:

- [Truxell Subdivision Preliminary Plan No. 2022-001](#) continued to May 18, 2022.
- [Harvest Moon Subdivision, 2nd Filing, Preliminary Plan No. 2021-004](#) continued to May 18, 2022.

(d) Withdrawals--None.

(e) Board of County Commissioners' Action--Summary of actions taken on April 14, 2022 was distributed in the Commissioners' packet for informational purposes only. No formal action is required.

(f) Administrative Reviews:

- [Special Use Permit No. 2018-002](#), Ryan Klaic (Original Owner), Running Wild Enterprises, Inc. (Previous Owner), Marshall R. and Delaine M. Bulle (Current Owners), 4868 West Graneros Road. This is an administrative review of a special use permit, which allows a motor vehicle retail sales use on property located in an I-2, Light Industrial Zone District. The property contains 1.01 acres and is located south of West Graneros Road, west of Interstate 25 in the Colorado City area.

The new landowner has indicated they have no immediate plans for this property and has requested the previously issued special use permit be rescinded. Therefore, the Commission accepted the Administrative Review and Directive to Staff to schedule the rescission request before the Pueblo County Planning Commission at its May 18, 2022 Planning Commission meeting.

- [Special Use Permit No. 2021-003](#), RWE Renewables Americas, LLC (Applicant), c/o Preston Weigel (Representative), Bar Nothing Ranches, LLC (Owner), Mark H. Mullins 2020 GST Trust Agreement (Additional Owner). This is an administrative review of a special use permit, which allows the establishment of Telecommunications Towers, specifically two (2) 198-foot monopole meteorological evaluation test (MET) towers, as well as two (2) light detection and ranging systems (LiDAR) support facilities, on four (4) parcels of land within an A-1, Agricultural (minimum 35 acre) Zone District. Three of the parcels contain 640 acres and one parcel contains 480 acres. They are located in the southern region of Pueblo County, east of the Cedarwood Station Subdivision, between County Road 701 (if extended northerly) and Red Top Ranch Road, north of State Highway 10.

The Commission accepted the Administrative Review, thereby approving the continuance of this permitted use with modified conditions and notation as outlined in Staff's Memorandum, dated April 8, 2022.

Ms. Howard requested the Commission take action to accept the requests for continuance and administrative reviews as presented.

Mr. Varela moved to accept the requests for continuances and administrative reviews as presented and make the Commission's comments a part of the record of the proceedings. Ms. Hatton seconded the motion.

The following roll call vote was taken:

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Mr. Arko--aye.
Ms. Colletti--aye.
Ms. Hatton--aye.
Mr. Lisac--aye.
Mr. Schuster--aye.
Mr. Varela--aye.
Mr. Wark--aye.
Chair Leonard--aye.

The motion carried unanimously.

STATEMENT OF HEARING PROCEDURES BY CHAIRPERSON

Chair Leonard reported that the applicant and/or representative are called upon to speak, followed by any parties in favor and then those in opposition, with the applicant having the final say.

PUBLIC HEARING

Ms. Howard explained there were four items on the Consent Agenda and no items on the Regular Agenda for this evening's meeting. She requested the staff memorandums presented this evening be made a part of the record of proceedings.

CONSENT ITEMS:

Mr. Wark moved to approve the four Consent Items listed below with comments, conditions, and Directives to Staff as outline in the Staff Memorandums. Mr. Schuster seconded the motion.

- **CH SUBDIVISION FINAL PLAT NO. 2022-001** on behalf of Connie L. Harris requesting final plat approval to subdivide 79.43± acres into six (6) lots. The property is located at the northwest corner of the intersection of Lane 59 and Elderberry Road in Eastern Pueblo County. *This case was continued from the March 16, 2022 PCPC meeting.*

The Commission recommended approval to the Board of County Commissioners with four comments and two conditions as outlined in Staff Memorandum, dated April 15, 2022.

- **SPECIAL USE PERMIT NO. 2022-002** on behalf of Comcast Cable Communications Management requesting a special use permit to allow an unmanned hub site, telecommunications, and network shelter for cable, telephone, and related services in a S-1 Zone District, which is located at the southeast corner of the intersection of South Angus Avenue and West Palmer Lake Drive in the Pueblo West community.

The Commission approved Special Use Permit No. 2022-002 with four conditions and a Directive to Staff as outlined in Staff Memorandum, dated April 13, 2022. PCPC Resolution No. 22-007, dated April 20, 2022, was also approved.

- **SPECIAL USE PERMIT NO. 2022-003** on behalf of Kayla Haney requesting a special use permit to allow a Child Care Home (Large) in an A-3 Zone District. The 1.01± acre property is located on the east side of North Challenger Lane approximately 1,200 feet north of its intersection with East Jesse James Avenue in the north portion of the community of Pueblo West.

The Commission approved Special Use Permit No. 2022-003 with two conditions and a Directive to Staff as outlined in Staff Memorandum, dated April 13, 2022. PCPC Resolution No. 22-008, dated April 20, 2022, was also approved.

- **ROAD/ALLEY VACATION NO. 2022-001** on behalf of ERA Holdings, LLC requesting to vacate the South 20 feet of an 80-foot wide platted and developed roadway (Evergreen Street, originally platted as Elm Street) as originally depicted on the recorded plat map of Wiley and Chamberlin's Subdivision. The portion of the roadway to be vacated is located between South Portland Avenue and South Reading Avenue, and it is adjacent to the eastern boundary of the corporate limits of the City of Pueblo.

The Commission recommended approval to the Board of County Commissioners with five comments and two conditions as outlined in Staff Memorandum, dated April 8, 2022.

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The following roll call vote was taken:

Mr. Arko--aye.
Ms. Colletti--aye.
Ms. Hatton--aye.
Mr. Lisac--aye.
Mr. Schuster--aye.
Mr. Varela--aye.
Mr. Wark--aye.
Chair Leonard--aye.

The motion carried unanimously.

REGULAR ITEMS:

There were no items on the regular agenda for this evening's meeting.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

REPORTS OF COMMITTEES

None.

Prior to adjournment, Ms. Howard wanted to inform the Planning Commission about the upcoming project of updating the Pueblo County Code. She stated she has submitted a Request for Qualifications (RFQ) and is very excited to begin work on the project.

ADJOURNMENT

There being no further business before the Planning Commission, Chair Leonard called for a motion to adjourn the April 20, 2022 Planning Commission meeting.

Mr. Lisac motioned to adjourn the meeting. Ms. Hatton seconded the motion. Motion carried unanimously. The meeting was adjourned at 5:46 p.m.

Respectfully submitted,



Carmen Howard, Director
Department of Planning and Development

SMS